



Fiscal Year 2023 – 2027
Five-Year Capital Outlay Plan
&
Fiscal Year 2023 Capital Outlay Request

October 31, 2021

Department of
Technology, Management & Budget

State Facilities Administration,
Building Operations Division

Table of Contents

Mission	3
Programming Changes	3
Project Ranking	4
Funding vs Backlog	4
Summary	5
Total Project Backlog – Discretionary vs Non-Discretionary	6
Current Replacement Value (CRV)	7
Fiscal Year 2023 Capital Outlay Plan: Major Project Request – Rank 1	9
Fiscal Year 2022 Capital Outlay Plan: Special Maintenance Request	22
Fiscal Year 2023 – 2027 Five Year Plan	28

Mission

The Department of Technology, Management & Budget's (DTMB) mission is to "provide vital administrative and technology services, and information to enable Michigan's reinvention." State Facilities Administration (SFA), Building Operations Division (BOD) supports this mission through its program statement: "to provide safe, comfortable and cost-effective facilities to allow our customers to provide their designated services to the people of the State of Michigan, and to provide maintenance and construction services on buildings to preserve the investment of the State of Michigan, DTMB." SFA works to ensure that the buildings it is responsible for, are in a condition that allows occupants to focus on their core mission in a comfortable, efficient environment.

Programming Changes

BOD is responsible for operating, managing, and maintaining 11.9 million gross square feet of space in 43 DTMB-managed buildings, 906 acres of land, and nearly 14,000 parking spaces in 7 parking ramps and 42 parking lots. DTMB-owned buildings provide space for more than 50% of state employees and many are open to service the public. BOD's program consists of many service areas including building maintenance, supply chain, building automation, energy management, parking, groundskeeping, sustainability, asset management, and directory assistance.

In FY 2021, BOD began managing the Michigan State Police Grand Rapids Facility, an approximately 100,000 square foot post, headquarters, and laboratory in Grand Rapids, and is now part of DTMB's capital outlay portfolio. The new MSP Grand Rapids Facility houses the Michigan State Police and will be added to DTMB's Building Occupancy Agreement (BOA) process starting FY 2023.

Since February 2019, BOD has taken on new expenses and responsibilities to combat COVID-19. Although a majority of the State's employees are working from home, there are still more than 1,100 staff working throughout DTMB-managed facilities. BOD has taken action to promote a safe environment by having hand sanitizer stations set up throughout the buildings, providing enhanced janitorial services to clean and disinfect frequently touched surfaces, installing plexiglass partitions in reception and customer services areas, and providing infectious disease control (ICD) services in the event a tenant or visitor that tests positive for COVID-19 has been in the building within the last three days.

Project Ranking

BOD has developed a ranking system to score each project using a standard weighted criteria. Once a project is identified, a team evaluates and scores the project based on:

- Danger to life or property
- Environmental or health concern
- Mandate or initiatives
- Rate of deterioration causing rapidly escalating project cost
- Remaining service life
- Ability to generate revenue or savings
- Code or ADA requirements
- Extenuating circumstances.

Each project receives a score between 5 (lower priority) and 100 (higher priority).

Projects are also classified into two categories: Discretionary and non-discretionary. Discretionary projects are not required to maintain the asset or are new initiatives, while non-discretionary projects are needed to maintain existing assets and keep the building operating. Examples of discretionary vs non-discretionary projects include:

- Discretionary
 - Install electric vehicle charging stations
 - Snow melt projects
 - Lobby security projects
 - LED lighting upgrades
- Non-Discretionary:
 - Upgrade fire suppression system
 - HVAC system replacement
 - Replace windows
 - Refurbish switchgears

Funding vs Backlog

Well maintained, efficient buildings cost 20 – 50% less in energy and avoid costly emergency repairs. BOD has a proven track record of excellent facility maintenance and works hard to contain operating costs while still keeping buildings in good condition.

DTMB-BOD is appropriated \$3.8 million annually to fund capital projects across 43 buildings. One project can easily use the entire \$3.8 million, and many projects require more than that. Therefore, BOD relies on supplemental funding to do any other projects

beyond this. Not having a strong, steady funding source causes inconsistent investment into the building and makes it challenging to coordinate maintenance projects.

DTMB-BOD has a backlog of 146 projects totaling more than \$245 million. An improved funding plan is necessary because the existing trajectory is not sustainable. DTMB proposes lump sum special maintenance be set at 2% of the Current Replacement Value (CRV) for the portfolio of buildings. DTMB estimates the CRV today is \$2.1 billion which would equate to an annual funding allocation of \$42 million. Current allocation is set at 0.18% of CRV. The State of Utah currently uses a similar 2% CRV model and other states are considering it as well. Providing funding at this level is necessary to enable DTMB to properly address maintenance and renovation needs before they become emergency situations that are costlier to handle and pose health and safety risks. The most effective method of facilities maintenance is a balance between a solid proactive maintenance program and capital renewal funding.

In FY 2021, DTMB received:

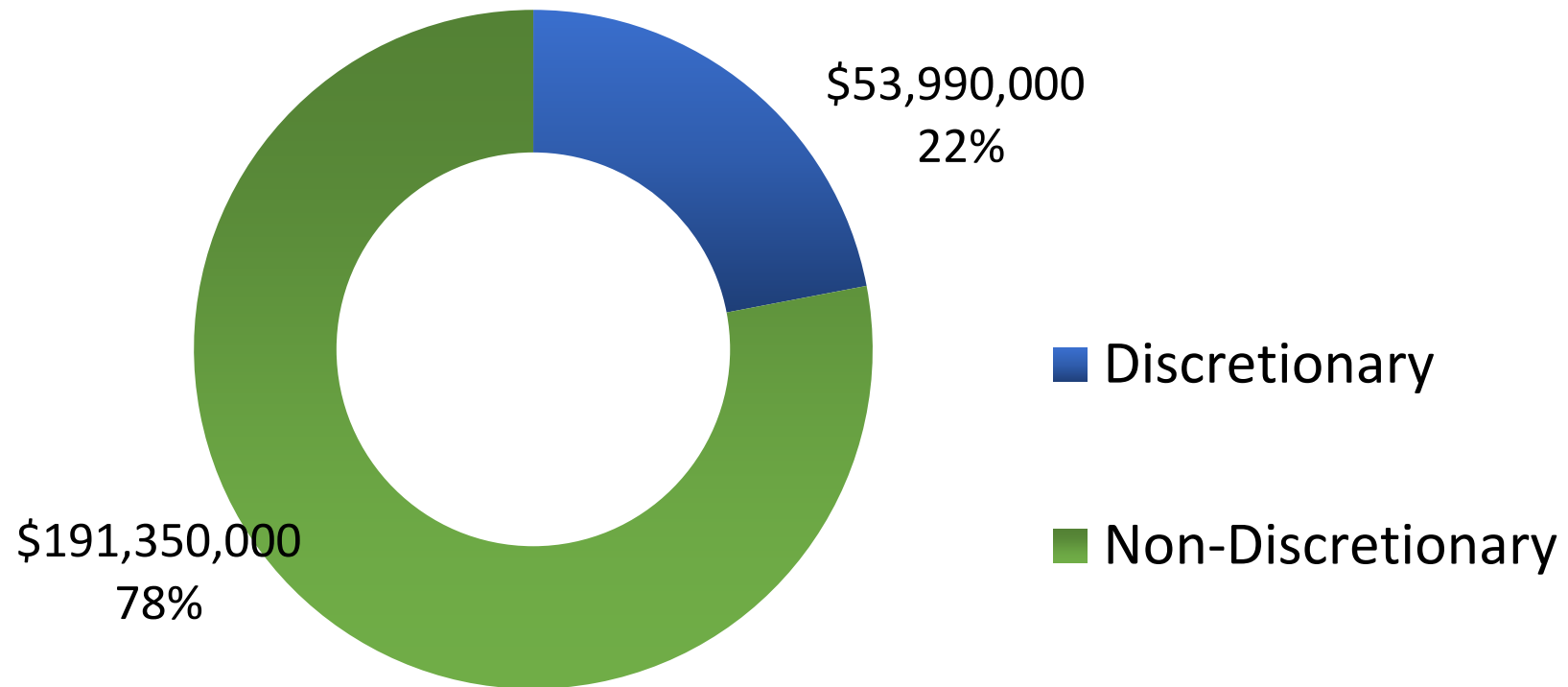
- \$3.8 million in Special Maintenance
- \$9.2 million in Miscellaneous Operating Projects (MOP)
- \$17.5 million in Enterprisewide projects
- **Total of \$30.5 million**

Summary

The highest ranked projects in DTMB's portfolio are the Romney Building replacement of cooling tower, piping, and associated equipment, Secretary of State Building Renovations and Addition, and the VanWagoner Building restroom renovations. DTMB does not have the ability to independently fund these projects other than through capital outlay appropriation. If these are not funded, DTMB-BOD will continue maintaining the buildings to the highest level possible considering the limitations of the structures; however, the conditions of the Secretary of State, Romney, and VanWagoner facilities are risking system failure without renovation.

DTMB is seeking approval for all the projects listed in this plan and is asking for consideration to revise the Capital Outlay allocation to adequately meet the FY 2023 maintenance needs of the aging DTMB building portfolio.

Total Project Backlog - \$245,340,000



*Non-discretionary are projects required to maintain existing assets, while discretionary projects are not required or are new initiatives.

Current Replacement Value (CRV)

#	Building Name	Useable SF	Capacity	Occupancy	Year Built	City	Current Replacement Value
1	Cadillac Place	1,339,558	2,992	2,037	1920	Detroit	\$334,889,500
2	Hall of Justice	271,065	275	246	2002	Lansing	\$144,536,444
3	Constitution Hall	477,857	1,713	1,668	2001	Lansing	\$119,464,250
4	Allegan Ramp	949,040	1,934	1,992	1967	Lansing	\$113,884,800
5	Operations Center	352,194	1,710	1,610	1974	Dimondale	\$88,048,500
6	Michigan Library & Historical Center	299,795	225	191	1989	Lansing	\$74,948,750
7	Grand Tower	274,815	1,315	1,189	1990	Lansing	\$68,703,750
8	State Police Headquarters	246,436	923	705	1974	Dimondale	\$61,609,000
9	Murray D. VanWagoner Building	232,210	1,035	921	1968	Lansing	\$58,052,500
10	George W. Romney Building	231,172	761	681	1926	Lansing	\$57,793,000
11	Stevens T. Mason Building	230,869	636	562	1953	Lansing	\$57,717,250
12	MSP Grand Rapids Facility	100,308	350	294	2020	Walker	\$57,200,000
13	Richard H. Austin Building	179,180	647	597	1968	Lansing	\$53,795,000
14	Flint Ramp	372,068	549	562	1984	Flint	\$52,089,520
15	Records Building	202,171	33	22	1959	Lansing	\$50,542,750
16	Elliott-Larsen Building	197,832	485	385	1922	Lansing	\$49,458,000
17	John A. Hannah Building	179,995	921	864	1982	Lansing	\$44,998,750
18	Ottawa Ramp	366,370	682	695	1982	Lansing	\$43,964,400
19	Ottawa Building	175,332	640	595	1982	Lansing	\$43,833,000
20	One Division*	127,879	183	235	2002	Grand Rapids	\$36,551,520
21	South Grand	140,840	500	423	2009	Lansing	\$35,210,000
22	MDOT Construction & Technology	110,857	107	88	1977	Dimondale	\$32,910,273
23	G. Mennen Williams Building	130,994	411	378	1969	Lansing	\$32,748,500
24	State Laboratory	105,361	225	217	1993	Lansing	\$31,456,073
25	Secretary of State Building	124,430	280	225	1969	Dimondale	\$31,107,500

#	Building Name	Useable SF	Capacity	Occupancy	Year Built	City	Current Replacement Value
26	State Police Forensics Laboratory	85,287	84	74	2000	Dimondale	\$30,162,263
27	Energy Center	65,102	28	28	1973	Dimondale	\$30,007,348
28	State of Michigan Warehouse	117,153	117	102	1950	Lansing	\$29,288,250
29	State Police Training Academy	128,252	47	42	1974	Dimondale	\$28,585,619
30	Jerome T. Hart Building	113,642	355	250	1982	Saginaw	\$28,410,500
31	Flint State Office Building	110,354	479	427	1982	Flint	\$27,588,500
32	Hall of Justice Ramp	189,866	297	300	2002	Lansing	\$22,783,920
33	Lottery / Ellis Building	87,948	149	126	1989	Lansing	\$21,987,000
34	Grand Rapids State Office Building	87,771	282	258	1976	Grand Rapids	\$21,942,750
35	Vehicle & Travel Services Building	87,023	36	32	1988	Dimondale	\$21,755,750
36	Roosevelt Ramp	138,107	438	468	2003	Lansing	\$19,334,980
37	General Services Building	152,890	108	107	1975	Dimondale	\$19,299,234
38	Jackson State Office Building	73,662	256	258	1982	Jackson	\$18,415,500
39	MDOT Warehouse	94,155	59	53	1975	Dimondale	\$13,638,125
40	Traverse City Office Building	51,990	162	154	1938	Traverse City	\$12,997,500
41	State Emergency Operations Center	30,535	12	12	2016	Dimondale	\$7,633,750
42	Grand Rapids Ramp	60,347	143	140	1982	Grand Rapids	\$7,241,640
43	Escanaba State Office Building	24,250	75	73	1955	Escanaba	\$6,062,500
44	State Police Annex	29,387	-	16	1976	Dimondale	\$6,039,248
45	Joint Operations Center	19,393	35	27	1982	Lansing	\$4,848,250
46	State Police 1st District Post/Headquarters	12,442	50	49	1974	Dimondale	\$2,556,924
47	Site Maintenance Equipment Center	8,902	10	5	2002	Dimondale	\$1,576,344
48	Romney Ramp	10,271	14	14	1926	Lansing	\$1,232,520
49	Hazardous Materials Training Building	4,556	10	7	1991	Dimondale	\$936,292
Total		9,201,913	18,188	15,704			\$2,159,637,737

FORM F



Fiscal Year 2023 Capital Outlay Plan: Major Project Request – Rank 1

Department: Technology, Management & Budget
Project Title: Building Renovation and Addition
Facility Name: Secretary of State Building
Project Location: Dimondale, Michigan
Type of Project: Renovation ☒ Addition ☒ New Construction ☐
Approximate Square Footage: 198,000
Total Estimated Cost: \$68,700,000
Estimated Start/Completion Dates: January 2023 through December 2025
Is the Five-Year Plan posted on the department's public internet site?
Yes ☒ No ☐
Is the requested project included in the Five-Year Capital Outlay Plan?
Yes ☒ No ☐



1. Describe the project purpose.

The Secretary of State (SOS) Building, located at the Secondary Governmental Complex in Dimondale, houses the Department of State (DOS) and the Department of Technology, Management & Budget (DTMB) in the Lake Superior Hosting Center (LSHC). There are approximately 430 tenants in the SOS Building. The LSHC administrative portion of the SOS building was completely renovated in 2012. The remaining building is 52 years old,

FORM F



27 years past its design life and the building structure and operating equipment is failing, and areas of the Data Center are nearing the end of its life. DTMB and DOS leadership are requesting facility improvements for the entire building other than the newly renovated LSHC administrative portion, to enable the agency to maintain services at the existing location.

DOS provides face-to-face services to over 15,000 customers annually at this location. Services provided at the building include:

- Various licensing services to walk-in customers
- International Registration Plan (IRP) for commercial interstate trucking and walk-in customers
- Commercial Driver's License (CDL) Help Desk that assists customers, law enforcement and other state agencies with administration issues
- Special parking accommodations for commercial motor vehicles
- Law Enforcement Information Network (LEIN) to support law enforcement of street-related records
- Renewal by Mail, which performs nearly 10,000 transactions daily through the remittance processor
- Call center handling up to 12,000 calls daily, Monday through Saturday providing support to staff in all 83 counties of Michigan
- Passenger driver education and motorcycle education course testing

The DTMB Lake Superior Hosting Center provides critical services to the entire state that directly affect Michigan citizens. These services include:

- Michigan State Police LEIN
- Michigan Public Safety Communication System
- Department of Health and Human Services, Child Welfare
- Unemployment Insurance Agency
- MDOS and MSP license plate look up
- Over 18 applications that are life/safety, and 130 that will severely impact SOM's ability to support citizens, such as food assistance, unemployment services, and services to Veterans.

Based on the needs of DOS, we propose renovating existing SOS Building areas that can be salvaged and then demolishing and replacing areas that would require more money to renovate than to replace. A replacement structure would be erected first to avoid the cost and inconvenience of temporary relocations. The new project will have a smaller land

footprint while still utilizing the same amount of space DOS currently occupies. Furthermore, upgrading and replacing the many outdated and failing building systems will result in lower utility and operational costs.

In addition, the current LSHC would be downsized and moved to an approximately 12,000 square foot building to the south of the new SOS wing, and the existing data center would be converted to office space allowing Enterprise Operations Center (EOC) to move staff who are currently housed in a leased facility, into this office space.

2. Describe the scope of the project.

The scope of this project includes:

- Demolition of the 1-story south wing to be replaced with a 2-story addition (42,000 sf.)
- Demolition of the 1-story north wing to be replaced with a 3-story addition (42,000 sf.)
- Renovation of the central tower from office space to be converted to mechanical space in order to move unprotected outdoor rooftop equipment inside and tenants into the new wings
- Addition of an approximate 12,000 square foot IT production data center
- Renovation of current 25,000 square foot data center into office space

In addition to the construction, the interior of the central tower will be renovated, and the exterior will get a new envelope. This project will address structural, mechanical, environmental, safety, and building code concerns by updating the following inefficient and failing systems:

- Interior and exterior building structure
- Windows
- HVAC
- Fire suppression
- Electrical distribution
- Roofing and soffits
- Doors and entrances
- Carpeting
- Ceilings
- Lighting
- Restrooms

FORM F



- Data center

3. Program Focus of Occupants

The program focus of occupants for DOS serve the citizens of Michigan with programs designed to administer driver and vehicle systems, enhance traffic safety, protect consumers, ensure integrity of records maintained and oversee the statewide elections process.

The program focus of the LSHC is to provide a secure, optimum and efficient operating environment for high density compute technology that supports applications for every agency in the State of Michigan such as MDOS, MSP, Treasury, as well as some federal programs. The LSHC provides a service that impacts every program that supports Michigan citizens.

4. How does the project support Michigan's talent enhancement, job creation and economic growth initiatives on a local, regional and/or statewide basis?

This project creates and enhances jobs in the Lansing area by using professional design services, construction, transportation, manufacturing and service-sector jobs. It also supports the Governor's Jobs, Talent and Economy initiative by creating work in the skilled trades careers. In a 36-month reconstruction period, more than 68 construction trades staff will work 424,320 labor hours on this project. The project supports economic growth by meeting Leadership in Energy and Environmental Design (LEED) standards which use materials that are sourced and manufactured within a 500-mile radius – therefore reinvesting in Michigan's economy and job market. Along with the construction jobs required to support the construction, additional personnel will be required to assist in the relocation of the computer IT equipment from the existing location into the new location. There will be a minimum of 12 people full time for a period of 18 months just to relocate the equipment.

5. How does the project support or enhance the core mission of the department? What is the primary justification supporting the need for this project?

This project supports DTMB - State Facilities Administration (SFA) mission of: "maintain and manage state space thereby freeing the agencies to focus on their core mission, provide economies of scale, implement common processes, and leverage procurement" by ensuring the building is efficient, comfortable, safe, and reliable for tenant agencies so

FORM F



they can focus on their specific role in government. It also supports the core mission of DTMB by providing necessary space for long-term operations at the lowest possible cost and least disruption.

This project supports DOS's mission of: "serving the citizens of Michigan with programs designed to administer driver and vehicle systems, enhance traffic safety, protect consumers, ensure integrity of records maintained and oversee the statewide elections process" by ensuring they have a working environment that is efficient for their staff, accommodating to the public, and meets the needs of their agency. Their mission will be enhanced by providing adequate space for staff to function efficiently.

This project also supports the LSHC's mission to provide a professional 24 hour, 7 days a week, 365 days a year hosting center environment that serves all of state government, as well as to proactively take steps to ensure critical and essential government functions continue in the event of an emergency, by ensuring they have a working environment that is efficient for supporting the critical SOM services that utilize the application housed there.

The primary justification supporting the need for this project is the inefficient, outdated and failing building systems that are beyond design life. This building is 52 years old and was built for \$2.3 million using low-cost materials with intentions of it being a temporary facility. The building has doubled its intended life and every system in the building needs attention despite continuous maintenance performed by DTMB. The following issues support the justification and need for this project:

- Exterior pre-cast walls are crumbling and poorly insulated. In fact, an additional interior wall has been built within the LSHC to protect equipment inside from the weather outside
- Single-paned windows leak air and water, and do not meet energy codes
- Panel soffits under the eaves surrounding the building are rusted through and the brackets are deteriorating, allowing water intrusion and birds to get into the building
- Exterior brick is leaking and needs tuckpointing
- The roof needs to be insulated and brought into code compliance
- HVAC system is outdated, inefficient, and non-upgradeable. Because of this, in conjunction with the structural and insulation issues of the building, the HVAC runs 24 hours a day, 7 days a week, 365 days a year to attempt to maintain required temperatures in the building
- Air system either blows hot air or cold air through the vents – there is no way to moderate between the two temperature extremes

FORM F



- Because of the leaks and broken pipes, the chilled water piping outside on the roof must be drained annually so it doesn't freeze
- The building is still equipped with inefficient fluorescent lighting
- Lighting controls are not up to code and inefficient
- Paper coated wiring creates a fire hazard
- Only one entrance to the building is barrier free. The remaining do not meet ADA requirements. The need for fully accessible entrances is increased for the SOS Building to handle the needs of the 15,000 annual public visitors
- Foundation is deteriorating because of improper drainage. During heavy rain, water pools near foundation and water completely covers electrical boxes
- Carpet is worn and needs replacement
- Aside from the LSHC, 75% of the building does not have sprinkler fire protection
- There are areas with no fall protection on the roof
- Bathrooms are outdated, not barrier-free, and not up to code
- Doors are damaged and lacking code-required safety hardware/panic bars
- Asbestos is in many areas including floor tiles, columns, and was used as fireproofing on steel throughout the building.
- Because of the faulty HVAC system and its inability to properly dehumidify the building, condensation drips on people, desks, documents, and increases the chance for mold in the ductwork. This is a threat to the indoor air quality
- Medium voltage cables and switchgears that serve the SOS Building are old and in need of replacement. The cables can no longer be tested without risking possible failure. The switchgear is in failure status, unrepairable, and a safety concern.
- The building power is 120/208 which serves general power needs but is not compatible with increased demand output for uninterrupted power source systems and maximum lighting efficiency. This electrical configuration is non-standard making maintenance and repair parts costlier
- Poor indoor air quality caused by deteriorating insulation inside ductwork causing complaints of health issues and necessitates Indoor Air Quality Reports being completed
- The LSHC's red room is nearing the end of its life cycle which supports critical functions of the state

This building has been on DTMB's Capital Outlay for the past 15 years and remains DTMB's number one priority. Because the future use of this facility is in question, investment has been limited to basic maintenance.

FORM F



↑ Single pane windows leaking water and air



↑ exterior brick leaks causing water intrusion



↑ Single pane layered stucco walls poorly insulated



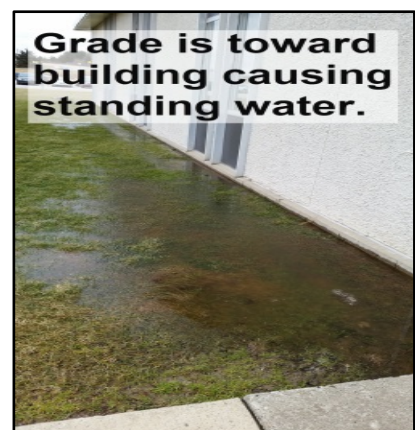
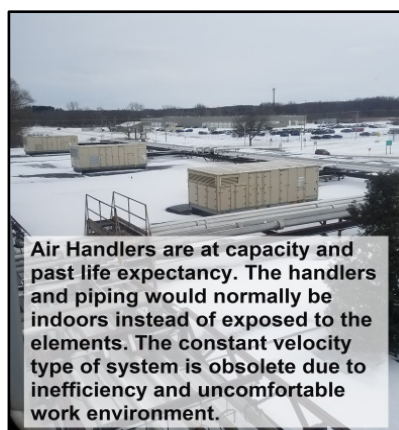
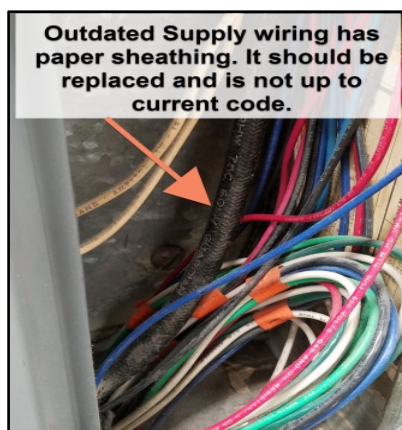
↑ Windows separating from the building



↑ Deteriorating wall panels



↑ Deteriorating aggregate stucco columns



FORM F



- 6. Is the requested project focused on a single, stand-alone facility? If no, please explain.**

Yes.

- 7. How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?**

This project preserves and extends the life of the hosting center and will be able to use the existing central tower and property around the building. This project supports the investment of the existing infrastructure by providing a long-term solution by changing the 'temporary' facility into a permanent one and reusing capital investments that are already in place such as the blue room data center that was built three years ago, utility infrastructure from the Energy Center, new switchgear, and the generators. This project is an excellent adaptive solution for a site with major immediate needs, preserves on-site space for on-site parking for customers and employees, and more efficiently utilizes existing space without the need for expanding the footprint.

- 8. Does the project address or mitigate any current life/safety deficiencies relative to existing facilities? If yes, please explain.**

Yes, this project will address the following life/safety deficiencies:

- Installation of complete safety required fall protection on the roof
- Provide for proper air quality and dehumidification
- Installation of ADA complaint restrooms and entrances
- Bring building in line with all building and health & safety codes
- Install proper fire suppression sprinkler systems throughout the entire building
- Removal of all asbestos floor tiles throughout the building

FORM F

- Upgrade of data center life safety services



↑ Outdated bathrooms that are not ADA compliant



↑ No fall protection in areas of the roof

9. How does the project help to improve the utilization of existing space and infrastructure, or support the need for additional space and infrastructure?

The renovation and new construction will improve DOS and DTMB operations and services in the following ways:

- Based on the final approved plan, DOS intends to consolidate staff from other locations with the goal to reduce rent and overhead
- By bringing the building up to code and using new HVAC and mechanical systems we will create an environment that is ADA compliant, accessible, and more comfortable for visitors and employees
- This project will be able to use the existing utilities from the energy center both for the SOS Building as well as chilled water to cool, and steam to humidify the data center
- The new structures will provide for better services, flow, and partitioning. By having separate areas for different services, customers should receive more immediate attention and have a better understanding of where they need to go. Also, through better partitioning of services and office areas, DOS employees will have a greater focus on their individual duties and be more efficient
- The new structure will include training centers, enabling DOS to provide training services without the extras cost of renting training facilities
- DOS is an on-site operational agency, meaning a majority of their operations must be done on-site and they do not have the flexibility to work remotely. With the additional conference rooms and common space that will be included in the facility,

DOS and DTMB will be able share common space and operate more efficiently. host more meetings on the premises. Instead of employees spending extra time traveling to alternate meeting locations, they will be able to use this time more productively. With this project, DOS intends to move programs that are currently working separate, to the SOS building so they can work together. Currently, documents are scanned or faxed to and from Austin and the SOS building.

- Existing parking lots on the building site will be updated to accommodate the anticipated increase of visitors and employees
- This building requires 38% more maintenance than a typical building of similar size. The renovation and new construction will eliminate up to 75% of the maintenance needs for the first five years of operation. Therefore, despite the addition of square feet less man hours will be needed to operate the building
- DOS previously had a training center where they could train walk-in customers on motorcycle and passenger driver education. This spot is now used for a conference center and staff can no longer train walk-in customers
-
- By shrinking and moving the current data center, EOC intends to consolidate staff from other locations into one owned location to reduce rent and overhead

10. How does the department intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?

This project will be completed using LEED standards that will create opportunities to reduce energy consumption and cost. LEED certified buildings typically use 25% less energy and reduce operating costs by 19%. This project has a goal of being LEED-certified which could save the State of Michigan more than \$100,000 annually on utilities. This project will enhance efficiency by using:

- Lighting controls to turn of lights when space is unoccupied
- Water-conservation fixtures to reduce water consumption
- Energy efficient HVAC systems will run for shorter periods of time and less often
- Insulating walls, roofs, and windows
- Upgrading fluorescent lighting, which consumes 168% more energy than the LED light bulbs that will be installed

The Data Center would also be built using LEED standards and would implement the following:

- Modern electrical and cooling efficiency especially for higher density, higher heat producing equipment

FORM F



- Hot/cold aisle containment that creates more efficiency in cooling
- Using chilled water for primary cooling uses less electricity, reducing electrical costs
 - The Data Center requires cooling year-round, the energy center can provide 'free cooling' in the winter months. The energy center converts the warm water from the data center by running it through the cooling towers and letting the cold outside air chill the water. It does not require any mechanical means to create the chilled water.
- The new building would not use underfloor plenum for wiring distribution. No obstructed airflow by cabling that would make the air handlers work harder
- The new building would be built to withstand natural disasters like heavy rains, high wind and tornados
 - A new roof. The current roof is black and creates excessive heat in the hosting center and has cracks, causing leaks and allows moisture to penetrate the data center
- Upgrade end of life electrical equipment with modern energy efficient gear.

11. Will the project increase operating costs to the department? If yes, please provide an estimated cost and indicate whether the department has identified available funds to support the additional cost.

This project will not increase operational costs to the department and should provide a decrease in operating cost when taking into consideration of saving approximately \$640,000 annually in utility costs and lease avoidance. It is anticipated that no additional staff will be necessary.

12. If this project is not authorized, what are the impacts to the department and its clients/customers?

If this project is not authorized, continued deterioration of the building structure and equipment will jeopardize DOS's and DTMB's ability to efficiently carry out their core mission. Building and equipment failure could result in unsafe and unhealthy working conditions, costly emergency repairs, and could literally put lives at risk in addition to the cost to locate and provide alternate working space during repairs. Furthermore, if this building is unable to adequately provide the need for DOS and DTMB, they could relocate to costlier leased space while leaving the current building vacant.

FORM F



For the data center, the risk of not doing this project is a much bigger issue than just having to relocate people. This is the production data center which, if failed, would fail over to the Disaster Recovery site if the building were to fail. The hosting center would then be without redundancy, putting the State of Michigan at risk of complete failure if the Disaster Recovery site were to experience a disastrous event or failure.

- An outage of the Michigan State Police LEIN could make criminal justice information unavailable to criminal justice agencies put State Troopers at risk
- An outage in the Michigan Public Safety Communication System could mean radio outage for state, local, and county law enforcement officers
- An outage of the Department of Health and Human Services, Child Welfare could mean agents wouldn't have access to information that could locate a child in critical need
- An outage in the Unemployment Insurance Agency could mean citizens on unemployment may not receive payment
- MDOS outage could mean police offices wouldn't be able to look up a license plate before approaching a car, and may not know it's a stolen car
- Over 18 applications that are life/safety, and 130 that will severely impact SOM's ability to support citizens, such as food assistance, unemployment services, and services to Veterans

13. What alternatives to this project were considered? Why is the requested project preferable to those alternatives?

Deferring this project will likely result in unacceptable risk to occupants, assets and Michigan citizens. This project renews existing assets and extends design life by more than 20 years while also adding valuable space at an existing site.

Alternative 1: SOS Building Renovation - \$49 million

An alternative to this project for 2023 is to only do the SOS portion of the building for approximately \$49 million. This would include the demolition of the 1-story south wing (29,500 sf.) to be replaced with a 1-story addition (42,000 sf.), demolition of the 1-story north wing (27,000 sf.) to be replaced with a 3-story addition (42,000 sf.), and renovation of the central tower from office space to be converted to mechanical space in order to move unprotected outdoor rooftop equipment inside, but not any of the hosting center projects. The requested project is preferable because it does not address all of the critical needs for DTMB, putting the Data Center at risk by delaying

FORM F



capital investment, and does not take advantage of cost efficiencies to doing both the DOS and LSHC such as site work, demolition, procuring materials, etc.

Alternative 2: Patchwork – \$27 million

Another alternative to this project for 2023 is to replace the exterior panelized system with a new wall system at the Data Center, upgrade the Data Center red side electrical system abate asbestos, upgrade fire systems, and replace the roof for a total of \$27 million. This would address water infiltration, disastrous building façade degradation, the red room, and move EOC out of leased space to be consolidated into the SOS Building, but would not improve infrastructure equipment or building interior needs. This does not address a majority of the concerns at the site so is not a viable alternative.

Alternative 3: SOS Building & Operations Center Relocation – \$70 million

Alternative three is to relocate MDOS to space that would be made available during a reconfiguration at the Operations Center Building, renovate the current SOS Building and Data Center, and move DTMB-EOC into the SOS Building. This would turn the SOS Building into an all DTMB-IT space, address DTMB's security needs, accommodate space needs for MDOS, and allow each respective agencies to work more efficiently in the same space.

The initial requested project is preferred because it manages the escalating risk concern while returning the facility to a condition well suited for the mission at the lowest possible cost and least operational disruption. An investment of \$68 million eliminates long-standing issues that will otherwise certainly become worse.

Fiscal Year 2023 Capital Outlay Plan: Major Project Request – Rank 1

FORM G



Fiscal Year 2023 Capital Outlay Plan: Special Maintenance Request

Department: Technology, Management & Budget
Total of all requests: \$30,150,000

Priority 1

Project Title: Replace cooling tower, piping, and associated equipment
Facility Name: Romney Building
Facility Location (City/County): Lansing/Ingham County
Estimated Cost: \$3,700,000
Funding Source: LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes

Project Description:

This project calls for the replacement of the entire chilled water system at the Romney building. The equipment has reached the end of its design life expectancy. There are no isolation valves between the two cooling towers nor going into the buildings not allowing isolation when necessary. Ongoing issues include freeze ups in the winter, numerous leaks that set off alarms, and an excessive amount of corrective maintenance needed to keep the system operational. The design shall look at two separate possibilities for replacement and include cost estimates and a cost benefit analysis for each option. The first option will include a similar replacement that is currently in operation today. This includes but not limited to cooling towers, chillers, piping, valving, and pumps. The second option shall look at replacing the current system by using chilled water from the Board of Water and Light and all necessary equipment.

Priority 2

Project Title: Upgrade restroom and piping
Facility Name: VanWagoner Building
Facility Location (City/County): Lansing/Ingham County
Estimated Cost: \$4,200,000
Funding Source: LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes

Project Description:

The restrooms are original to the building and outdated. Renovating the bathrooms will bringing them up to ADA standards and will include new efficient water closets, flush

FORM G



valves, and touchless faucets. Thus, saving daily water use in the facility. The restroom counter tops have reached life expectancy and need to be replaced due to water damage over the years. They are delaminating causing extra cleaning and maintenance issues. Wall coverings are showing wear and tear, which includes unsightly stains that cannot be removed using normal cleaning practices. The piping and drains are original as well and numerous leaks and drain backups occur regularly. Investigation into the condition of the piping should occur with this project.

Priority 3

Project Title:	Upgrade restrooms and piping
Facility Name:	Romney Building
Facility Location (City/County):	Lansing/Ingham County
Estimated Cost:	\$3,000,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency?	Yes

Project Description:

This project calls for renovations and upgrades to the restrooms and piping. The restrooms and piping are original equipment and no longer operating properly. The equipment has reached the end of its design life expectancy. Renovating the bathrooms will bring them up to ADA standards and will include new efficient water closets, flush valves, and touchless faucets. Thus, saving daily water use in the facility. The pipes should be scoped to identify all issues and replaced where necessary. Because the piping and drains are original, numerous leaks and drain backups occur regularly.

Priority 4

Project Title:	Upgrade restrooms and piping
Facility Name:	State Police Headquarters
Facility Location (City/County):	Dimondale/Eaton
Estimated Cost:	\$2,000,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency?	Yes

Project Description:

This project calls for renovations and upgrades to the restrooms and piping. The restrooms and piping are original equipment and no longer operating properly. The equipment has reached the end of its design life expectancy. Renovating the bathrooms will bring them up to ADA standards and will include new efficient water closets, flush

FORM G



valves, and touchless faucets. Thus, saving daily water use in the facility. The pipes should be scoped to identify all issues and replaced where necessary. Because the piping and drains are original, numerous leaks and drain backups occur regularly.

Priority 5

Project Title:	Renovate restrooms in dorm, locker and 2nd floor
Facility Name:	State Police Training Academy
Facility Location (City/County):	Dimondale/Eaton County
Estimated Cost:	\$2,800,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency?	Yes

Project Description:

This project calls for renovations and upgrades to the locker rooms, restrooms and piping. The restrooms and piping are original equipment and no longer operating properly. The equipment has reached the end of its design life expectancy. Renovating the bathrooms will bring them up to ADA standards and will include new efficient water closets, flush valves, and touchless faucets. Thus, saving daily water use in the facility. The pipes should be scoped to identify all issues and replaced where necessary. The restrooms are used heavily during the recruit sessions.

Priority 6

Project Title:	Choice parking infrastructure upgrade
Facility Name:	DTMB Managed Parking Locations
Facility Location (City/County):	Statewide
Estimated Cost:	\$2,100,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency?	No

Project Description:

As the state looks at remote work options following the COVID-19 pandemic, DTMB is looking into options to accommodate parking for both on-site and hybrid working employees. DTMB is proposing an approximate \$2.1 million parking infrastructure upgrade in DTMB-managed parking locations that would allow employees to continue paying to park full time in DTMB parking lots and ramps or have the option to pay upon entry for employees who will only be coming into the office on a hybrid work schedule. This upgrade will give employees better parking flexibility and allow employees only to

FORM G



pay for what they need. The upgrade will include new terminals, card readers, signage, and software to support new infrastructure.

Priority 7

Project Title:	Pressurize and abate stairwells
Facility Name:	Williams Building
Facility Location (City/County):	Lansing/Ingham County
Estimated Cost:	\$2,100,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes	

Project Description:

The building stairways need to be pressurized for emergency evacuation purposes due to the height of the building. The project calls for new stairwell pressurization fans and dampers will be installed to accommodate the lack of pressurization in these areas. The tile in these stairways are most likely vinyl asbestos tiles and need to be abated and retiled with vinyl composite.

Priority 8

Project Title:	Renovate restrooms on floors 1-4 to meet current ADA standards
Facility Name:	Traverse City State Office Building
Facility Location (City/County):	Traverse City/Grand Traverse County
Estimated Cost:	\$750,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes	

Project Description:

This project calls for renovations and upgrades to the restrooms and piping. The restrooms and piping are original equipment and no longer operating properly. The equipment has reached the end of its design life expectancy. Renovating the bathrooms will bringing them up to ADA standards and will include new efficient water closets, flush valves, and touchless faucets. Thus, saving daily water use in the facility. The pipes should be scoped to identify all issues and replaced where necessary. Because the piping and drains are original, numerous leaks and drain backups occur regularly.

FORM G



Priority 9

Project Title:	Waterproof and tuckpoint building envelope, and power wash the limestone
Facility Name:	Michigan Library & Historical Center
Facility Location (City/County):	Lansing/Ingham County
Estimated Cost:	\$4,000,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes	

Project Description:

This project calls for the waterproofing, tuck-pointing and cleaning of the building envelope. Panelized limestone construction requires caulking, cleaning and waterproofing treatment periodically to minimize water infiltration and the disastrous effects of freeze-thaw cycles. This building was originally built in 1989 and a building envelope study was performed in 2012. Findings in the study show waterproofing on this building is no longer providing adequate protection and caulk at the window system and stone-to-stone joints have deteriorated and failed in some areas. This project provides for caulking and the application of waterproofing protection to the entire building envelope.

Priority 10

Project Title:	Waterproof ramp and repair building entrance
Facility Name:	Hall of Justice
Facility Location (City/County):	Lansing/Ingham County
Estimated Cost:	\$3,800,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes	

Project Description:

This project calls for the waterproofing at Hall of Justice ramp and to repair the building entrances. Concrete footings, foundation and deck failing in east ramp causing deterioration of the ramp system above. The pavers are set in a sand bed and the water is not draining causing the pavers to heave and cause trip hazards. A portion of the pavers are in poor shape, deuterating and will need to be replaced. Drainage issues need to be addressed, pavers reset in concrete and waterproofed. A permanent chain link fence has been erected to keep pedestrians out of the paver area. A previous study has determined several water infiltration issues at the Hall of Justice facility.

FORM G



Priority 11

Project Title:	Waterproof exterior
Facility Name:	MDOT Warehouse & Operations Center
Facility Location (City/County):	Dimondale/Eaton County
Estimated Cost:	\$1,700,000
Funding Source:	LSSM-GF or BOC
Does the project address a life /safety deficiency? Yes	

Project Description:

This project scope calls for tuckpointing at the Michigan Department of Transportation Warehouse facility built in 1975 and the Operations Center built in 2002 to eliminate the water infiltration. Neither building has been tuckpointed since being constructed and both structures have numerous water leaks throughout the facility causing interior and exterior damage. These underlying issues may consist of mold growth, structural damage, and cosmetic damage.

Fiscal Year 2023 Capital Outlay Plan: Special Maintenance Request

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
DTMB Owned Facilities Requests					
Allegan Plaza Replace 6 glass houses Repair snowmelt system		\$300,000		\$300,000	
Butler & MLCH Parking Lot Replace parking lot				\$2,300,000	
Cadillac Place Upgrade and modernize 5 bank elevators including controls and equipment. Replace roof Upgrade BAS Inspect/Repair façade stone Upgrade controls and equipment on east freight elevator Modernize Annex Freight Elevator			\$2,300,000 \$1,500,000 \$500,000	\$1,800,000 \$1,400,000 \$1,400,000	
Constitution Hall Replace fire alarm system Replace roof Repair Condensation at Window Heaters		\$1,700,000 \$850,000 \$300,000			
Elliott-Larson Building Upgrade building controls Repair west entrance water infiltration Extend stairwell pressurization dampers			\$1,750,000 \$400,000	\$200,000	
Energy Center Waterproof/tuckpoint exterior			\$700,000		

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
Replace chilled water condensor piping				\$630,000	
Resurface parking lot				\$700,000	
Install security enhancements-tunnel hatch access locks, exterior door upgrades and replace 2 overhead doors				\$100,000	
Escanaba State Office Building					
Replace switchgear			\$700,000		
Replace parking lot and upgrade lighting				\$500,000	
Renovate restrooms					\$110,000
Replace roof top unit hot water piping					\$110,000
General Services Building					
Repair loading dock		\$300,000			
Upgrade parking lot and catch basins			\$210,000		
Upgrade fire alarm system			\$250,000		
Upgrade BAS			\$250,000		
Replace transformers				\$200,000	
Redesign and upgrade lighting				\$200,000	
Replace reheat coils in AHU 5,6,7,8					\$350,000
Grand Tower					
Replace domestic risers			\$300,000		
Upgrade fire alarm system			\$500,000		
Grand Rapids State Office Building					
Replace/repair drain and ice melt system on the Ottawa entrance side			\$400,000		
Replace transformers					\$410,000

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
Hall of Justice Waterproof ramp and repair building entrance Repair/replace retaining wall railings Upgrade BAS	\$3,800,000	\$600,000	\$500,000		
Hannah Building Complete snow melt project at Employee Entrance on 1st floor				\$600,000	
Jackson State Office Building Upgrade fire alarm system Replace roof			\$400,000	\$500,000	
Joint Operations Center Upgrade BAS			\$250,000		
Lottery Building Upgrade restrooms and piping Install fall protection in north and south restroom chases Install Thermostat and Carbon Monoxide System		\$1,600,000	\$400,000	\$50,000	
Mason Building Re-tuckpoint penthouse				\$310,000	
MDOT Construction & Technology Replace transformers and motor control centers Replace roof Upgrade HVAC Renovate Interior				\$800,000 \$2,100,000	 \$6,300,000 \$17,000,000

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
MDOT Warehouse					
Waterproof exterior	\$1,100,000				
Replace Roof		\$1,300,000			
Replace transformers				\$400,000	
Michigan Library & Historical Center					
Waterproof and tuckpoint building envelope, and power wash the limestone	\$4,000,000				
Replace east and west dock concrete		\$300,000			
Repair plaza pavers				\$1,600,000	
Replace electrical breakers				\$250,000	
Replace main drive and cul-de-sac repavement				\$260,000	
Moorse River Drive Residence					
Replace driveway			\$500,000		
Operations Center					
Waterproof exterior	\$600,000				
Replace domestic hot water system		\$100,000			
Replace parking lot			\$2,100,000		
Upgrade BAS			\$500,000		
Replace roof				\$3,400,000	

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
Ottawa Building Complete snow melt project at Employee Entrance on 1st floor				\$600,000	
Ottawa Parking Ramp Replace/refurbish switchgear and motor circuit control panels Update Mechanical and AV Equipment in UL conference rooms 1-5		\$3,800,000	\$800,000		
Records Building Redesign and replace parking lot and drainage Upgrade fire alarm system			\$1,400,000 \$500,000		
Romney Building Replace cooling tower, piping, and associated equipment Upgrade restrooms and piping Upgrade fire alarm system Upgrade controls and integrate to MiBIS Fix east exterior stairwell	\$3,700,000 \$3,000,000	\$600,000	\$2,600,000	\$100,000	
Roosevelt Ramp Recaulk flat surface joints, clean, seal and restripe ramp surface				\$350,000	
Saginaw State Office Building Upgrade fire alarm system Replace parking lots Replace roof			\$400,000	\$500,000 \$500,000	
Secondary Complex Repair steam tunnel pipe stanchions and replace piping (Ph 5)			\$350,000		

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
Secretary of State Building Addition and renovations	\$70,700,000				
South Grand Replace parking lot			\$800,000		
State Lab Repair fire suppression system piping					\$500,000
State Police 1st District Headquarters Replace parking lot				\$300,000	
State Police Forensics Lab Replce parking lot Upgrade BAS		\$3,000,000	\$500,000		
State Police Headquarters Upgrade elevator controls and equipment and replace monitor system Upgrade restrooms Upgrade BAS	\$2,000,000	\$2,800,000	\$500,000		
State Police Hazmat Renovate restrooms to meet current ADA and tenant requirements				\$400,000	
State Police Training Academy Renovate restrooms in dorm, locker and 2nd floor Replace air handling units (AHUs) Replace switchgear and transformers Upgrade fire alarm system	\$2,800,000	\$4,000,000	\$1,200,000 \$500,000		

DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION
BUILDING OPERATIONS DIVISION
2023 - 2027 5-YEAR PLAN

Location & Project Description	2023	2024	2025	2026	2027
Statewide Choice parking infrastructure upgrade	\$2,100,000				
Traverse City State Office Building Renovate restrooms on floors 1-4 to meet current ADA standards	\$750,000				
VanWagoner Building Upgrade restroom and piping Upgrade BAS	\$4,200,000		\$500,000		
Vehicle & Travel Services Replace air handling units (AHUs) Replace domestic hot water system		\$2,100,000	\$160,000		
Warehouse Complex Demolish building 700					\$40,000
Williams Building Pressurize stairwells and refinish wooden handrails.	\$2,100,000				
TOTAL LUMP SUM REQUEST	\$30,150,000	\$23,650,000	\$24,620,000	\$22,750,000	\$24,820,000
TOTAL LINE ITEMS	\$70,700,000	\$0	\$0	\$0	\$0
TOTAL REQUEST	\$100,850,000	\$23,650,000	\$24,620,000	\$22,750,000	\$24,820,000